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**Blighted Property Review Committee**  
**Thursday, May 19, 2011**  
**Determination Hearing**  
**Meeting Report**

Mr. Olsen called the Determination Hearing to order at 6:03 pm.

Mr. Olsen announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met the conditions set by the Pennsylvania Urban Redevelopment Law of 1945, as amended and the City of Reading Blighted Property Review Committee Ordinance, and could be determined as blighted.

**BPRC Attendance:** L. Olsen, D. Reed, A. Grant, W. Bealer, M. Candelario, M. Wolfe

**Staff Attendance:** L. Kelleher, T. Ramirez, T. Butler

Mr. Olsen asked Ms. Butler, attorney from the City's Law Department, to conduct the hearing. Ms. Butler explained the hearing procedures and summarized the blighted conditions as set forth in the City's Blighted Property ordinance.

Ms. Butler stated that property conditions have improved for three (3) properties on tonight's agenda making them ineligible for Determination. She asked if any member of the Board objected to amending the agenda to take the removals first. No one objected.

- 338 Madison Ave, North 4 St LLC aka George Hutchinson, owner(s), 155 Phillips Park Dr South Williamsport Pa 17702, Purchased June 2008.

Mr. Grant moved, seconded by Ms. Wolfe, to remove 338 Madison Avenue from the Blighted Property list. The motion was approved unanimously.

- 144 Mulberry St., owned by Oscar Molina, 333 Minor St Reading Pa 19602, Purchased Feb 2004

Ms. Wolfe moved, seconded by Mr. Grant, to remove 144 Mulberry Street from the Blighted Property list. The motion was approved unanimously.

- 115 S 6th St, owned by Amor Nouri, 1045 Church Rd Green Lane Pa 18054, Purchased Dec 2008

**Mr. Candelario moved, seconded by Mr. Grant, to remove 115 S 6th Street from the Blighted Property list. The motion was approved unanimously.**

**1. 922 Penn St, owned by Brito Amado, 108 N Front Street, Reading PA, Purchased March 2001 – *TABLED at 4-21 Hearing***

Ms. Butler asked the property owner to step to the podium. Mr. Amado stepped to the podium with the translator provided by the City, Anna Maria Shah, from Global Language Services. Ms. Kelleher administered the oath to Mr. Amado, with the assistance from the translator and provided him with a copy of the property packet.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 27, 2011
- Delinquent water charges of \$2,944.42
- Water Service Off 4-2007
- Gas Service Off 7-2002
- Delinquent Property Taxes totaling \$ 5,157.58 for 2008, 2009 and 2010
- Property Maintenance reports that the building was cited for failure to keep secured and vacant structure in 2007 and 2008
- Delinquent Trash and Recycling charges of \$291.75
- Liens for Trash and Recycling \$291.75 and Water for \$2,129.05

With assistance from the translator, Mr. Amado stated that he is currently working to make property repairs and that he will try to pay his delinquent taxes and water charges. He stated that the property no longer requires gas service. He stated that he is a licensed contractor and is working to rehabilitate the property. He stated that he pulled Trades permits in 2008.

#### **Public Comment**

Ms. Butler opened the floor for public comment; however, no one came forward to speak.

#### **BPRC Vote**

**Ms. Wolfe moved, seconded by Mr. Grant, to approve the determination of 922 Penn Street as a blighted property. The motion was approved unanimously.**

**2. 615 Church St, owned by Susan Moser, 1823 Cotton St Reading Pa 19606, Purchased January 2005 – *TABLED at 4-21 Hearing***

Ms. Butler asked the property owner to step forward. Ms. Moser stepped forward. Ms. Kelleher issued the oath to Ms. Moser and provided her with a property packet.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 27, 2011
- Delinquent water charges of \$1,595.81
- Water service on due to bankruptcy
- Delinquent taxes for 2008 and 2010 totaling \$1,433.39
- Gas Service On
- Property Maintenance reports that there are citations for failure to maintain in 2007 and 2008 and a guilty court verdict
- Delinquent Recycling charges of \$1,011.30
- Liens totaling \$2,035.58 for 2007 and 2007 08 RE Taxes and 2004, 2006 and 2008; \$420.55 Recycling; and \$1,161.54 Water

Ms. Butler noted that the notice, mailed first class service, was returned as undeliverable to 615 Church Street.

Ms. Moser stated that she now lives at 615 Church Street and provided copies of her utility bills as proof. She stated that she is working to enter the additional tax charges, trash and recycling fees and water charges into her bankruptcy. She stated that other charges should have been cleared as she purchased the property in 2008 in a Free and Clear Sale. She provided copies of the utility bills. She stated that she recently received a Certificate of Appropriateness to paint the exterior of the property and plans to have the contractor begin painting next week.

Mr. Olsen asked Ms. Moser why the notice was returned marked “undeliverable”, if she lives at the property. Ms. Moser inquired when the notice was mailed. Ms. Kelleher stated that the notice was mailed on April 8<sup>th</sup>.

Ms. Butler stated that due to the deteriorated condition of the exterior of the property, an interior inspection is needed to determine if structural deficiencies exist. She stated that the

health and safety inspection would need to occur within the next 30 days.

Ms. Moser stated that she was not comfortable with agreeing to the inspection.

Ms. Butler asked Ms. Moser if she was refusing the inspection. Ms. Moser stated that she was not saying yes or no.

Ms. Butler again noted the concern for the structural stability of the building along with other health and safety issues caused by the severe deterioration of the property.

Ms. Moser agreed to allow an interior inspection within the next 30 days and provided a contact phone number of 610 375 2670.

Ms. Moser stated that she lived at 1823 Cotton Street until 2010 when she filed for bankruptcy and the mortgage company foreclosed on the property. She stated that squatters at 615 Church Street destroyed the interior of the property.

Ms. Kelleher stated that the bank has not recorded the deed for 1823 Cotton Street therefore Ms. Moser remains the responsible party and owner of record.

#### **Public Comment**

Ms. Butler opened the floor for public comment; however, no one came forward to speak.

#### **BPRC Vote**

**Mr. Olsen suggested tabling this property to provide Ms. Moser with 30 days to allow the inspection.**

**Mr. Grant moved, seconded by Ms. Wolfe, to table the determination until the June Hearing. The motion was approved unanimously.**

Ms. Kelleher reminded Ms. Moser that she must allow the City's Property Maintenance Inspectors to inspect the interior of the property before the June hearing.

**3 & 4. 517 & 519 Strong Alley, Jack Shutlz, owner, 1801 Cambridge Ave Apt A18  
Wyomissing Pa 19610, Purchased Dec 2009**

Ms. Butler asked the property owner or his representative to step forward. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation.

Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet for 517 Strong Alley into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- No delinquent water charges
- Delinquent Taxes totaling \$516.94 for 2008, 09, 10
- No Water Service
- Gas Service Off – meter removed 4-2000
- Property Maintenance reports that there are numerous citations for failure to secure the building in 2005, 2009, 2010 and 2011.
- Delinquent Trash charges totaling \$1,606.26 (2007, 08, 09)
- Liens for 2007, 08, 09 Property taxes totaling \$1,606.26; Codes \$501.46; Water \$3,835.44

Ms. Butler entered the property packet for 519 Strong Alley into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- No delinquent water charges
- Delinquent Taxes totaling \$527.10 for 2008, 09, 10
- No Water Service
- Gas Service Off – meter removed 4-2000
- Property Maintenance reports that there are numerous citations for vacant property and no utilities in 2003 and citations for unremediated fire damage and unsecure property in 2009.
- No Delinquent Trash charges
- Liens for 2007, 08, 09 Property taxes totaling \$1,606.85

#### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

#### **BPRC Vote**

**Mr. Candelario, seconded by Ms. Reed, to approve the determination of 517 and 519 Strong Alley as a blighted property. The motion was approved unanimously.**

**5. 304 Elm Street St, owned McCrea & Joyce Boykins, 628 Spruce Street, Reading Pa 19602,  
No purchase date listed**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 08, 2011.
- Notice posted on the property on April 14, 2011
- No Delinquent water charges
- Water Service Off
- Gas Service n/a
- No Delinquent taxes
- Property Maintenance reports that the property files indicate that the property is vacant
- No trash and recycling service
- Liens of \$206.89 for recycling.

#### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

#### **BPRC Vote**

**Mr. Candelario moved, seconded by Mr. Grant, to approve the determination of 304 Elm Street as a blighted property. The motion was approved unanimously.**

#### **6. 306 Elm Street, owned by Eloisa Cortes Detinoco, 207 N 2<sup>nd</sup> St Reading Pa 19601, Purchased March 1998**

Ms. Butler asked the property owner or his representative to step forward. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- No delinquent water charges
- Water Service Off 3-2009
- Gas Service Off – meter removed 4-2009

- No Delinquent Taxes
- Property Maintenance reports that there are citations and a guilty verdict for failure to maintain in 2007 and additional failure to maintain citations for 2007 and 2009
- Delinquent Trash and Recycling charges of \$227.57
- Leins for delinquent Recycling charges of \$206.84

### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward to speak.

### **BPRC Vote**

**Mr. Candelario moved, seconded by Ms. Wolfe, to approve the determination of 306 Elm Street as a blighted property. The motion was approved unanimously.**

**7. 401 Green Terrace, owned by Rough Diamonds Assets LLC, PO Box 124 East Earl Pa 17519, Purchased March 2011**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- No Delinquent water charges
- Water Service Off 4-2009
- Gas Service Off – meter removed 4-2009
- Delinquent taxes were paid at the March Free and Clear Sale
- The City Building Official reports that a rehab agreement has been issued.
- Property Maintenance reports that there are maintenance citations and a guilty verdict in 2007 and additional maintenance citations in 2007 and 2009
- Delinquent Recycling charges totaling \$227.57
- Liens of \$206.85 for recycling fees

### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

#### **BPRC Vote**

**Mr. Candelario moved, seconded by Ms. Wolfe, to approve the determination of 401 Green Terrace as a blighted property. The motion was approved unanimously.**

**8. 600 N 3rd St, owned by Ricardo Reyes and Nury Reyes, 1113 Boulevard New Milford NJ 07646, Purchased August 2006**

Ms. Butler asked the property owner or his representative to step forward. No one responded.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- Water delinquency totaling \$635.69
- Water service off 6-2010
- Taxes paid
- Gas Service on
- Property Maintenance reports that there was a citation for failure to secure in 2011. The property was secured by Property Maintenance
- Delinquent Recycling charges of \$280.60
- Liens totaling \$1,030.57 for 2009 taxes, \$753.78 for water and \$170.06 for Recycling

#### **Public Comment**

Ms. Butler opened the floor for public comment. No one came forward to speak.

#### **BPRC Vote**

**Mr. Grant moved, seconded by Ms. Reed, to approve the determination of 600 N 3<sup>rd</sup> Street as a blighted property. The motion was approved unanimously.**

**9. 602 N 3rd St, owned by Ricardo Reyes and Nury Reyes, 1113 Boulevard New Milford NJ 07646, Purchased August 2006**

Ms. Butler asked the property owner or his representative to step forward. No one responded.



Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- Water delinquency totaling \$1,113.29
- Water service off 4-2010
- Gas Service off meter removed 5-2010
- Delinquent property taxes totaling \$659.91 for 2009
- Property Maintenance reports that the property owner was cited in 2007 and 2008 for failing to show for an inspection. No inspection has occurred to date.
- Delinquent Recycling charges of \$187.07
- Liens totaling \$410.06 for water and \$255.09 for Recycling

#### **Public Comment**

Ms. Butler opened the floor for public comment. No one came forward to speak.

#### **BPRC Vote**

**Mr. Grant moved, seconded by Ms. Wolfe, to approve the determination of 602 Elm Street as a blighted property. The motion was approved unanimously.**

**10. 243 Washington St., owned by Juan Velez and Carmen Velez, 510 Lockheed Ave Reading Pa 19601, Purchased March 2000**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011
- Notice posted on the property on April 14, 2011
- Delinquent water charges totaling \$573.82
- Water Service off 9-2010
- Gas Service off 8-2010
- Delinquent taxes totaling \$1162.81 for 2008, 2009 and 2010

- Property Maintenance reports that citations were issued in 2007 for failure to make repairs after inspection and a citation for vacant property in 2011
- Delinquent Trash and Recycling charges totaling \$599.37
- Liens of \$1,162.81 for 2007, 2008 and 2009 RE Taxes and \$650.47 for Recycling fees

#### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

#### **BPRC Vote**

**Mr. Candelario moved, seconded by Ms. Reed to determine 243 Washington Street as a blighted property. The motion was approved unanimously.**

**10. 737 N. 4th St., owned by Pamela Mooneram, 12061 171st St Jamaica NY 11434, Purchased October 2004**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- Delinquent water charges in the amount of \$1,577.70
- Water Service Off 1-2009
- Gas Service off 1<sup>st</sup> flr unit in 2008, in the 2<sup>nd</sup> flr unit in 2009 and the 3<sup>rd</sup> flr unit in 2010 and the hallways in 2011
- No Delinquent Taxes
- There is no report from the City Building Official.
- Property Maintenance reports that there are citations to the property owner for failure to show for an inspection in 2008, placarded for illegal rental in 2008 , citations for high weeds and maintenance issues in 2008, and vacant and unsecure in 2010
- Delinquent Trash and Recycling charges totaling \$1,801.84
- Liens totaling \$1,030.57 for Trash, \$1,171.70 for water and \$743.53 for recycling

#### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

**BPRC Vote**

**Mr. Candelario moved, seconded by Ms. Reed, to approve the determination of 737 N 4<sup>th</sup> Street as a blighted property. The motion was approved unanimously.**

**11. 829 N 11 St., owned by Xavier Mendoza, 1009 N 10th St Reading Pa 19604, Purchased April 2002**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on April 8, 2011.
- Notice posted on the property on April 14, 2011
- Delinquent water charges in the amount of \$81.20
- Water Service on
- Gas Service on
- Delinquent Taxes totaling \$1,719.59 for 2008, 2009, and 2010
- Property Maintenance reports that in 2003 and 2009 the property was inspected and citations for failure to correct were issued
- Delinquent Trash and Recycling charges totaling \$781.59
- Liens totaling \$2,184.41 for RE Taxes 2007, 2008, 2009, for Recycling and Trash \$944.23

Ms. Butler stated that this property is currently rented and the housing permits will be rescinded due to the delinquent RE Taxes.

**Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

**BPRC Vote**

**Ms. Wolfe moved, seconded by Mr. Grant, to approve the determination of 829 N 11th Street as a blighted property. The motion was approved unanimously.**

**Mr. Bealer moved, seconded by Mr. Candelario, to adjourn the Determination Hearing.**

*Respectfully submitted by Linda A. Kelleher, Secretary*